



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 25-17000006

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-13

Site Data

Project Name:	Edge Express Car Wash	Size of property:	39136.0
Street Address:	5391 N Federal Hwy	Number of units (Residential):	0.0
Folio Number(s):	484307000461	Total square feet of the building* (Non-Residential):	3600.0
Project Narrative:	Development of a new car wash facility, which requires special exception approval.		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
Edge Express c/o Miskel Backman LLP	M&A Brothers Realty No 17 Inc		
Title:	Print Name:		
Attorney	M&A Brothers Realty No 17 Inc		
Street Address:	Street Address:		
14 SE 4th Street, Suite 36	1150 E Atlantic Blvd #A		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
Boca Raton FL 33432	Pompano Beach FL 33060		
Phone Number:	Phone Number:		
561-405-3323	919-946-1911		
Email:	Email:		
cbilenki@miskelbackman.om	luke@edgeexpresscarwash.com		

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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Owner's Certificate
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-13

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Christina Bilenki 06/10/2025

Signature: CBilenki

Statement of Interest in Property and Authorization to File Petitions

M&A Brothers Realty No 17 Inc (“Owner”) certifies that it is the owner of the subject property located at 5391 N Federal Highway and generally located on the southwest corner of Federal Highway and NE 54th Street (“Property”) in the City of Pompano Beach. Owner authorizes Edge Express Car Wash, and MISKEL BACKMAN LLP to submit and process a site plan, special exception, and any other corresponding application to the City of Pompano Beach, Broward County and State of Florida and in the approval and permitting of a proposed car wash development, and is further authorized to represent Owner at any public hearings necessary or designate others as representative.

Mahmoud Shebaekh
Print Name
Mahmoud Shebaekh
Signature
1150 E. Atlantic Blvd Ste A
Address
Pompano Beach, FL 33060
City/State/Zip
561-233-1710
Phone

STATE OF FLORIDA)) SS.
COUNTY OF BROWARD)

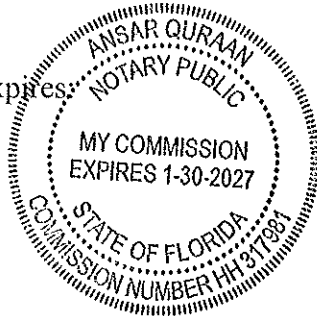
The foregoing instrument was acknowledged before me, by means of ✓ physical presence or online notarization, this 16th day of April, 2025, by Mohamad Shebadeh, as President, of M&A Brothers Realty No 17 Inc, on behalf of the corporation/partnership. He or she is:

_____ personally known to me, or
_____ produced identification. Type of identification produced _____

NOTARY PUBLIC:

(Seal)

My commission expires:



Print Name: Ansar Quraan

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P19000061296

Entity Name: M & A BROTHERS REALTY NO. 17, INC.

Current Principal Place of Business:

1150 EAST ATLANTIC BLVD STE A
POMPANO BEACH, FL 33060

Current Mailing Address:

1150 EAST ATLANTIC BLVD STE A
POMPANO BEACH, FL 33060 US

FEI Number: 84-2677579

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SHEHADEH, AHMAD
1150 EAST ATLANTIC BLVD STE A
POMPANO BEACH, FL 33060 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: AHMAD SHEHADEH

03/14/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title VP
Name SHEHADEH, AHMAD
Address 1150 EAST ATLANTIC BLVD STE A
City-State-Zip: POMPANO BEACH FL 33060

Title P
Name SHEHADEH, MAHMOUD
Address 1150 EAST ATLANTIC BLVD STE A
City-State-Zip: POMPANO BEACH FL 33060

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MAHMOUD SHEHADEH

PRESIDENT

03/14/2025

Electronic Signature of Signing Officer/Director Detail

Date